



**LexAllan**

local knowledge exceptional service

56 Bryce Road, Brierley Hill, DY5 4NE

**\*\* CALLING ALL FIRST TIME BUYERS \*\***

This three bedroom extended semi detached family home has been well maintained by the current owners & is ideal for those looking to make that step onto the property ladder. Bryce Road offer spacious accommodation inside and out and benefits from being surrounded by local amenities. In brief the property comprises; entrance hall, lounge, kitchen/diner, garden room, w.c, three well sized bedrooms and bathroom. Driveway to the front provides ample off road parking along with a private garden to rear. Call today to arrange your viewing.

**Approach**

Driveway to front providing off road parking.

**Entrance Hall**

Doors radiating off, stairs rise to first floor, under stairs storage.

**Lounge**

12'3" x 7'10" (3.74 x 2.40)

Double glazed window to front, central heated radiator.

**Kitchen/Diner**

19'9" x 8'11" (6.04 x 2.73 )

Variety of wall and base units, electric oven, integrated fridge/freezer, sink and drainer, plumbing for washing machine, large breakfast bar with five ring gas hob and extractor above, two double glazed windows to front & side, double doors open into the garden room, central heated radiator.

**Garden Room**

15'10" x 11'7" (4.84 x 3.55)

Double doors lead open into the garden, power and lighting throughout.

**Landing**

Doors radiating off to all first floor accommodation.



**Bedroom 1**  
12'0" x 9'10" (3.67 x 3.02)

Double glazed window to rear, central heated radiator.

**Bedroom 2**  
10'10" x 8'10" (3.32 x 2.71 )

Double glazed window to front, central heated radiator, storage cupboard.

**Bedroom 3**  
11'11" x 6'6". (3.64 x 2.0.)

Double glazed window to rear & side, central heated radiator.

**Bathroom**

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated radiator.

**Garden**

A private and peaceful garden with extensive lawn area with mature shrubs to the rear, secure side access leads to the front.

**Tenure (Freehold).**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

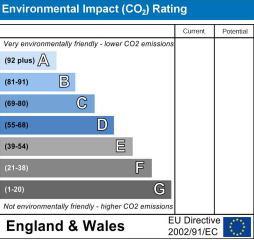
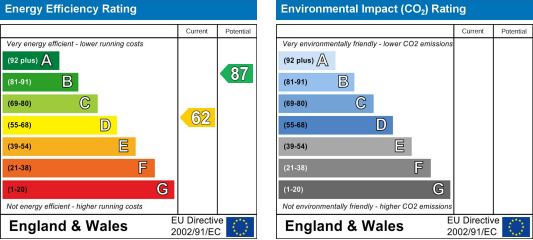
Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements from Infinity will incur very little in no way fees that v The same surveyors service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, representations of plans, dimensions, contents and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used for any other purpose. The actual, physical and appliances shown may not have been visited and no guarantee is given as to their accuracy or conformity with the plans. Made with Metaphor 10000



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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